

PRIME LOCATION-HEART OF BUCKHEAD

**HARD CORNER PEACHTREE AND PHARR RD
ATLANTA, GA**

AVAILABLE FOR SHORT TERM LEASE

9,200+/- SF – WILL DIVIDE

CONTACT

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Disclosure: All information is deemed reliable, but is not warranted

PEACHTREE RD AND PHARR RD

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PEACHTREE RD AND PHARR RD

PROPERTY INFORMATION

A landmark location Located In the heart of the prestigious Buckhead neighborhood at the intersection of Peachtree and Pharr Rd

BUCKHEAD ATLANTA NOW OPEN ACROSS THE STREET !

KEY ELEMENTS OF PROPERTY

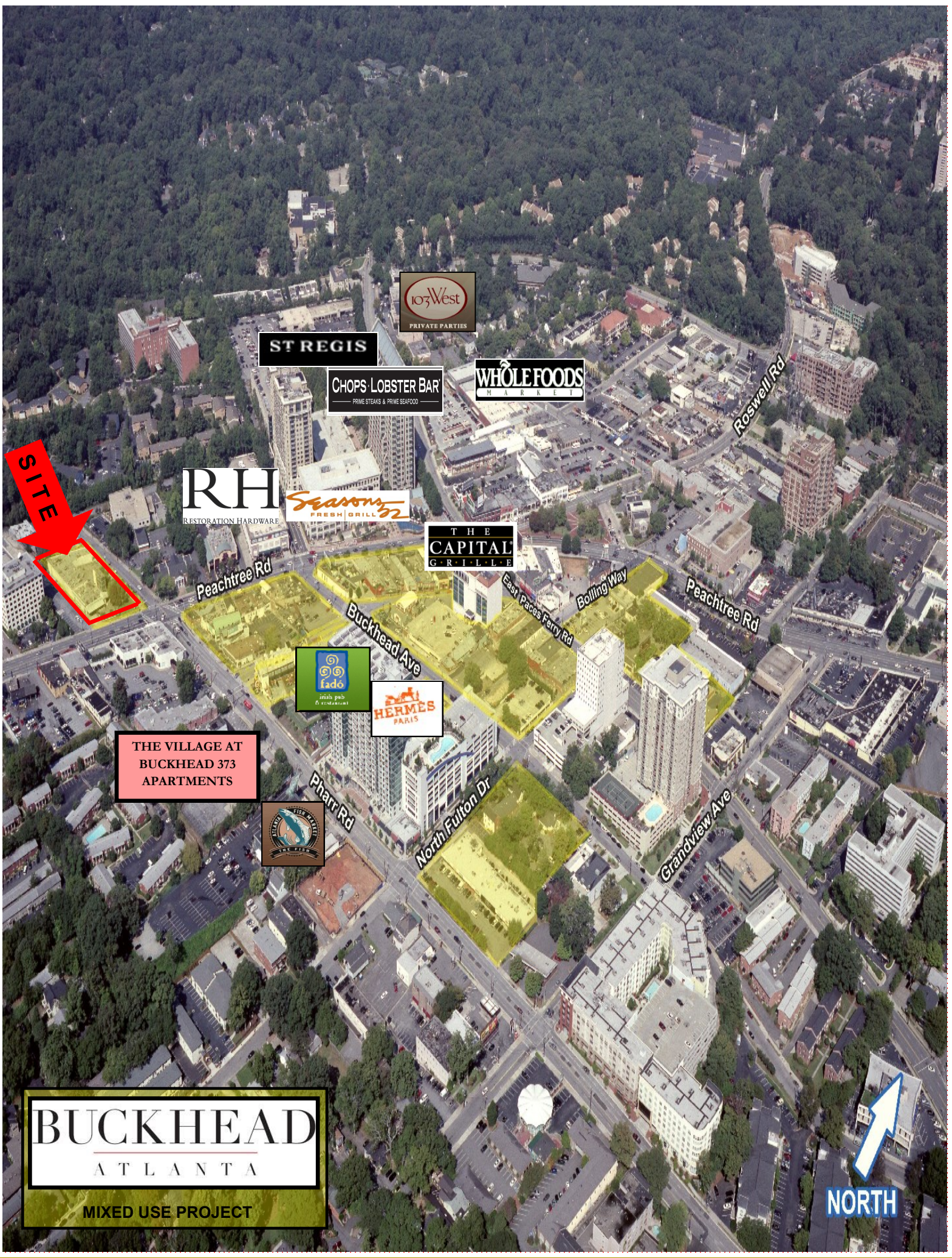
LOCATION:	SW corner Peachtree Rd and Pharr Rd heart of Atlanta's prestigious and historic Buckhead area
AREA	
RESTAURANTS	Brio, Chops Lobster Bar, Nava, Seasons 52, The Atlanta Fish Market, Capital Grille, J .Christopher's Fellini's Pizza, 103 West, Fado, Shake Shack, American Cut Steak House, American F&B, Corso Coffee, Doraku sushi, Georgetown Cupcake, Gypsy Kitchen, Le Bilboquet, Lugo caffe, Southern Gentlemen Thirteen Pies
AERIAL RETAIL:	Barnes and Noble , Publix, North Face, Whole Foods, Buckhead Atlanta 600,00 sf Luxury Development including: Akris, Bella bag, Christian Louboutin, diptyque, Helmut Lang, Theory, Tod's, Jimmy Choo, Brunello Cucinelli, Canali, Etro, Hermes, L'Occitane, Montclair, Scoop NYC, Dior and Spanx
AVAILABLE SPACE:	9,200 sf +/-1 available for short term lease– DIVISIBLE 3002 Peachtree– former \$3 café– 9200+/- sf 20 Pharr rd– 1815+/- sf– LEASED 30 Pharr rd-3220+/-sf– LEASED 50 Pharr rd– 800+/- sf– LEASED 54 Pharr rd– 1600+/- sf– LEASED
ACCESS:	Excellent visibility and frontage along Peachtree and Pharr road with a fully signalized intersection.
TRAFFIC	
COUNTS:	19,850 VPD on Peachtree North of Pharr 33,330 VPD on Peachtree South of Pharr

This is a detailed map of the Atlanta, Georgia metropolitan area. The map shows major highways (Interstates 75, 285, 20, 405, 85, 29, 19, 41, 54, 78, 166, 120, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500) and city boundaries. A red arrow points to the downtown area, specifically near the intersection of I-75 and I-285. The map includes labels for various cities like Marietta, Smyrna, Decatur, and Roswell, as well as landmarks like Lake Lanier and the Atlanta-Fulton County Stadium. A scale bar indicates distances in miles.



CAPITAL

PROPERTIES GROUP, L.L.C.



103 West
PRIVATE PARTIES

ST REGIS

CHOPS LOBSTER BAR
PRIME STEAKS & PRIME SEAFOOD

WHOLE FOODS
MARKET

Roswell Rd

RH
RESTORATION HARDWARE

Seasons
FRESH GRILL

THE
CAPITAL
GRILLE

Peachtree Rd

Buckhead Ave

East Paces Ferry Rd

Bolling Way

Peachtree Rd

lodo
italian pub & restaurant

HERMES
PARIS

THE VILLAGE AT
BUCKHEAD 373
APARTMENTS

Pharr Rd

North Fulton Dr

Grandview Ave

BUCKHEAD
ATLANTA
MIXED USE PROJECT

NORTH

BUCKHEAD ATLANTA IMAGES



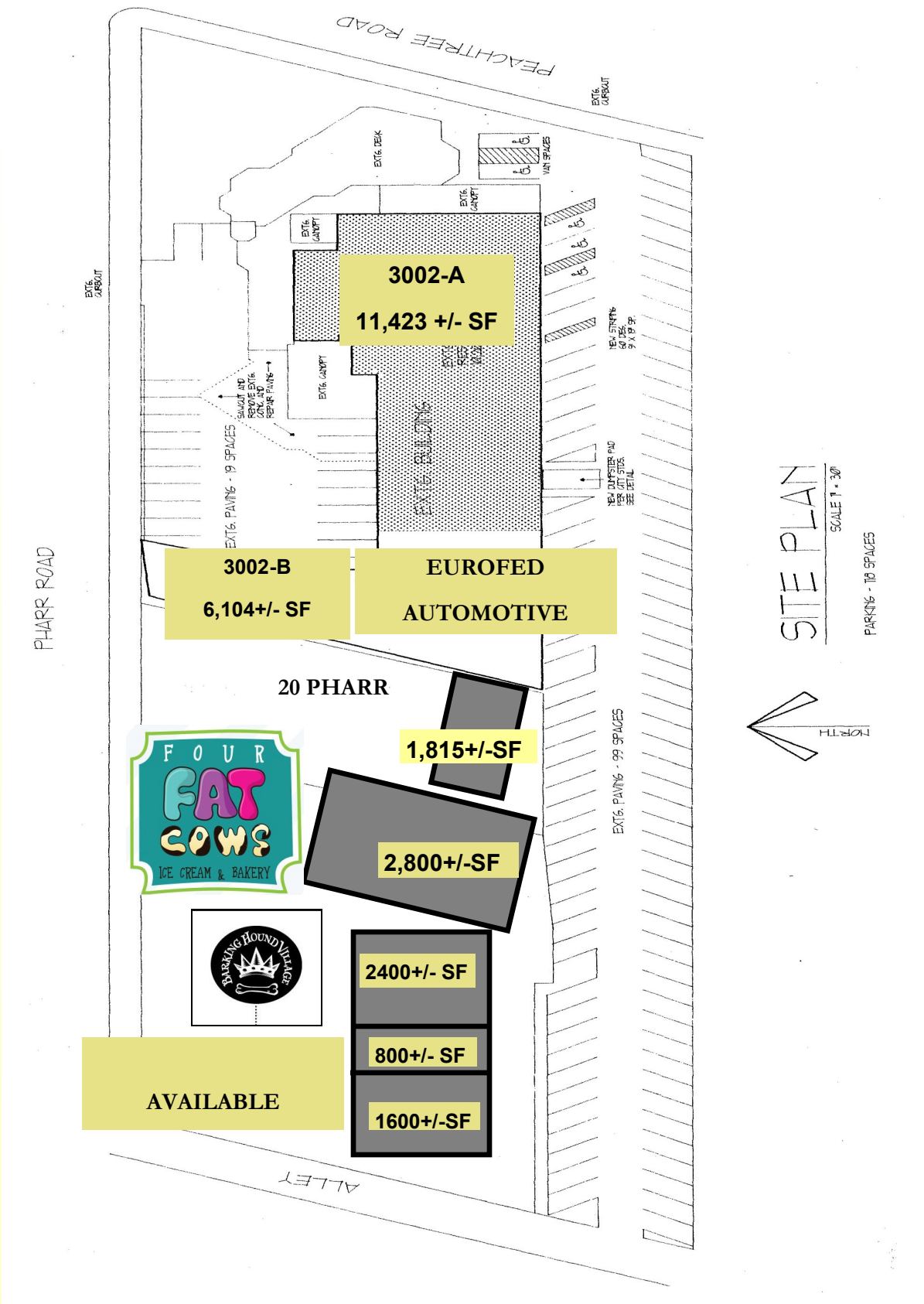
BUCKHEAD ATLANTA



PEACHTREE AND PHARR RD
PROPERTY AERIAL



AVAILABLE SPACE

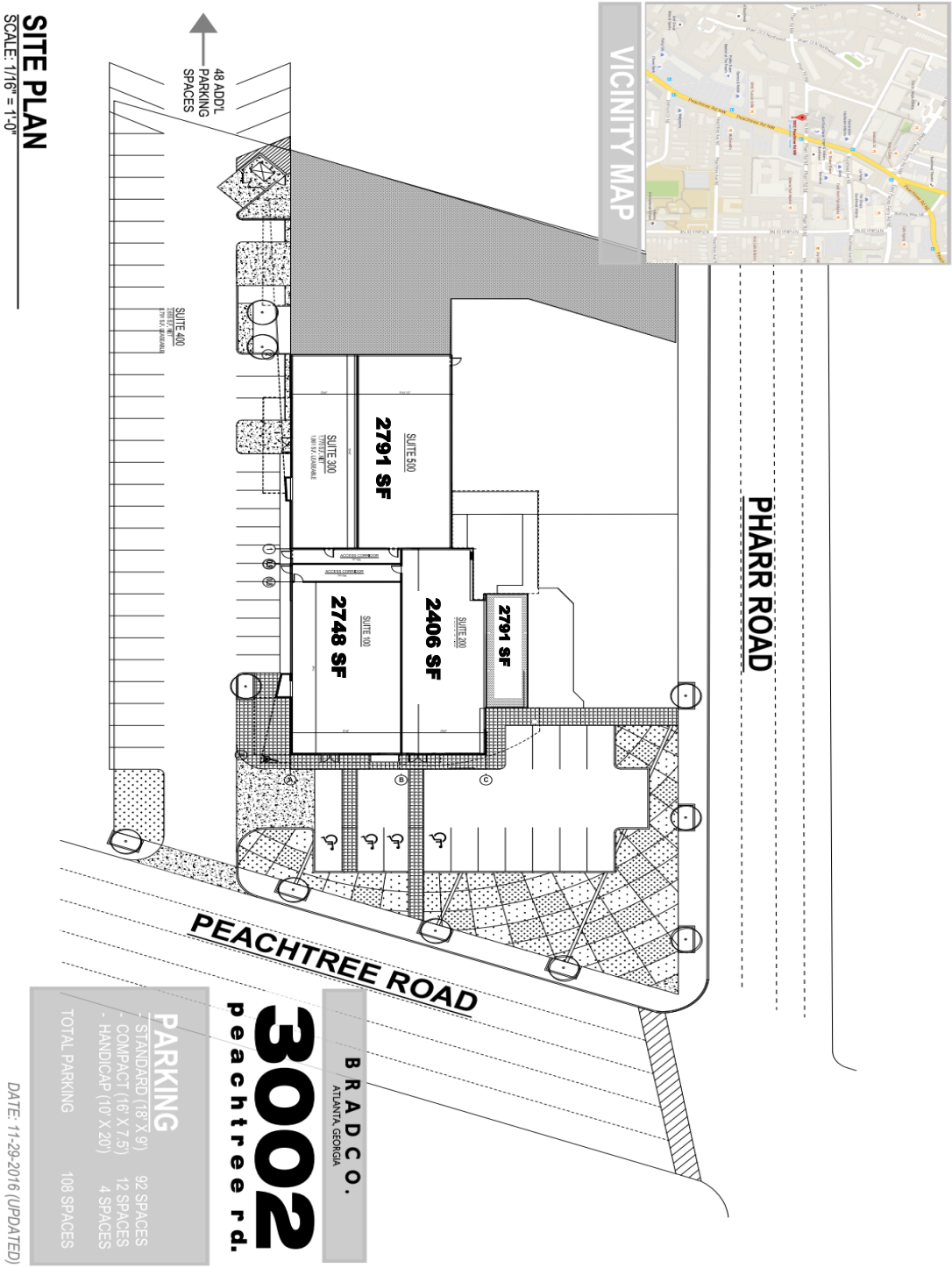


PEACHTREE RD AND PHARR RD

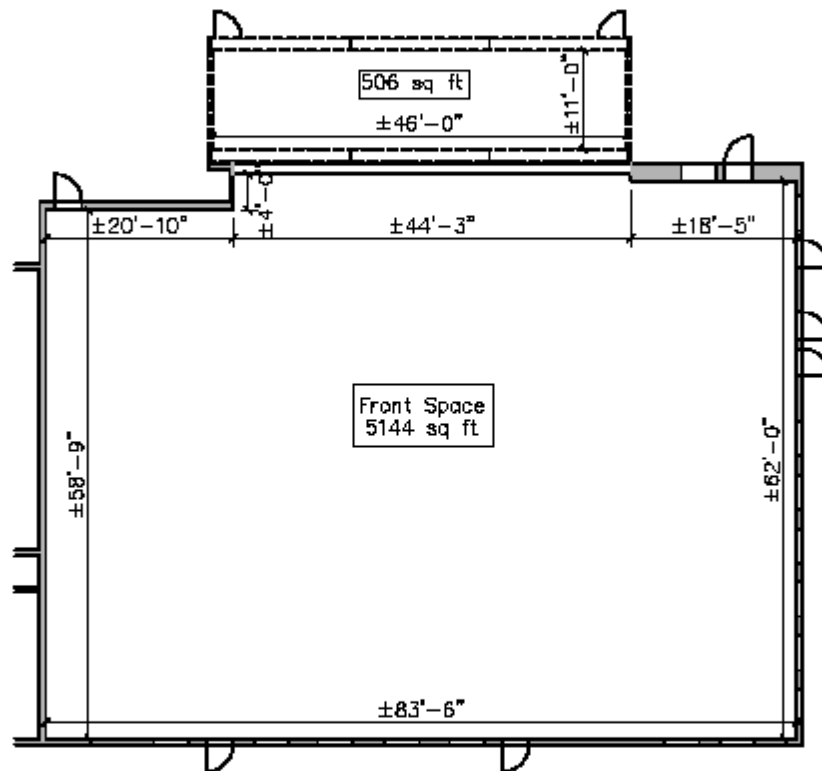
DEMOGRAPHICS

<i>DESCRIPTION</i>	<i>3 - MILE RADIUS</i>	<i>5 - MILE RADIUS</i>	<i>7 - MILE RADIUS</i>
<i>POPULATION 2011</i>	116,893	301,378	578,799
<i>PROJECTION 2016</i>	130,154	329,252	627,997
<i>HOUSEHOLD 2011</i>	57,586	318,375	253,748
<i>AVERAGE HH INCOME 2011</i>	117,417	105,518	90,146
<i>MEDIAN AGE FEMALE 2011</i>	37.57	35.52	35.44
<i>MEDIAN AGE MALE 2011</i>	36.84	35.19	34.8

3002 OVERALL FLOOR PLAN



3002 FRONT SPACE FLOOR PLAN



FRONT SPACE WITH ATRIUM

PARTIAL SQUARE FOOTAGE PLAN
3002 PEACHTREE ROAD NE
ATLANTA, GEORGIA 30305

BRADCO INC,
3642 PEACHTREE ROAD NE
ATLANTA, GA 30342

SCALE: 1/32" = 1'-0"
DATE: 10/3/13
REVISION: 0

EQUANIMITY, LLC
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